



Special Council  
Revised Agenda

**Date:** June 15, 2026  
**Time:** 9:30 am  
**Location:** Council Chambers, City Hall, second floor

Pages

**1. Call to Order**

**2. Land Acknowledgement**

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

**3. National Anthem**

**4. Roll Call**

**5. Approval of the Agenda**

**6. Declarations of Interest**

**7. Presentations**

**8. Delegations**

In order to speak at a Council meeting, Individuals must register as a delegation no later than noon the business day before the meeting. To register, complete the online application at [www.burlington.ca/delegation](http://www.burlington.ca/delegation) or by submitting a written request by email to the Legislative Services at [clerks@burlington.ca](mailto:clerks@burlington.ca)

If you do not wish to delegate, but would like to submit feedback, please email your comments to [clerks@burlington.ca](mailto:clerks@burlington.ca) by noon the business day before the meeting. Your comments will be circulated to Council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

## **9. Items to be considered at the Special Meeting of Council**

### **9.1 Information on the new Development Charge Reduction Program (FIN-06-26) (SD)**

Receive for information finance department report FIN-06-26 regarding information on the Development Charge Reduction Program; and

Direct the CAO to work with appropriate staff to submit a list of projects and apply to the Development Charges Reduction Program on the basis that through the application the City requests to get credit for:

1. the significant development charge reductions for new residential units (28%) already made and in effect; and
2. the development charge exemptions available for a broad range of housing through the amended Community Improvement Plan; and
3. that the City's 10% portion be eliminated or funded from non-tax supported sources, including HAF and development charges; and

Direct the Chief Administrative Officer to draft a resolution for Council outlining its concerns with this program and offering alternatives; and

At the call of the Mayor, direct the City Clerk to schedule a Special Council meeting on Monday, June 15, 2026 to confirm the direction provided in this motion.

## **10. Confidential Items and Closed Meeting**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

## **11. Rise and Report**

## **12. Motion to Receive and File Information Items**

Receive and file information items, having been considered by Council:

- 12.1 CAO-02-26 Staff Supplemental Memo on Report FIN-06-26 Requesting Resolution for Council Consideration (003) 1 - 7
- 12.2 *Correspondence WEHBA regarding Information on the new Development Charge Reduction Program (FIN-06-26) (SD)* 8 - 9
- 12.3 *Correspondence BiLD regarding Information on the new Development Charge Reduction Program (FIN-06-26) (SD)* 10 - 11

**13. Motion to Approve By-Laws**

**14. Confirmatory By-Law**

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Enact and pass By-law Number 35-2026 being a by-law to confirm the proceedings of Special Council at its meeting held June 15, 2026 being read a first, second and third time.

**15. Motion to Adjourn**

Adjourn this Council now to meet again at the call of the Mayor.

**SUBJECT:** CAO-02-26 – Supplemental Memo on Report FIN-06-26 Requesting Resolution for Council Consideration

**TO:** Committee of the Whole

**FROM:** Chief Administrative Officer  
Choose a division or N/A.

Report Number: CAO-02-26

Wards Affected: all

Date to Committee: NA

Date to Council: June 15, 2026

CIP Date: N/A

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### **Purpose**

This supplemental memo provides follow-up information further to Finance report FIN-06-26 – Information on the new Development Charge Reduction Program, considered at the June 2026 Committee of the Whole. That report provided Council with information released by the Province regarding the new Development Charge Reduction Program, including the program objectives, eligibility requirements, potential implications for the City, and existing Council-approved actions that support housing supply and affordability.

At the June 2026 Committee of the Whole meeting, Council directed the CAO to work with appropriate staff to submit a list of projects and apply to the Development Charge Reduction Program, with the City's application requesting consideration for the significant housing-supportive actions already approved and implemented by Council.

The purpose of this supplemental memo is to introduce a resolution (Appendix A) for Council's consideration that would accompany the City's application and formally communicate Council's feedback on the current program design, while continuing to support the shared federal and provincial objective of advancing housing supply, affordability and housing-enabling infrastructure.

## **Background**

On March 30, 2026, the federal and provincial governments signed the Canada-Ontario Partnership to Build agreement, which included up to \$8.8 billion in federal and provincial funding over 10 years to support housing-enabling infrastructure investments for municipalities.

On June 1, 2026, the Province released information on the Development Charge Reduction Program, including the application process, eligibility and assessment criteria, funding requirements and a June 19, 2026 application deadline.

The City supports the objective of increasing housing supply, improving affordability and advancing housing-enabling infrastructure. However, as outlined in FIN-06-26, the current program design presents several financial and implementation considerations for the City. These include the requirement to reduce all residential development charges by 30 to 50 per cent for a period of three years, the requirement for municipalities to fund at least 10 per cent of eligible project costs from non-DC sources, and the absence of a clear mechanism to cap municipal exposure if uptake exceeds approved funding.

## **Analysis**

Council has already taken several significant actions to support housing supply, affordability and complete communities. These include the June 2024 Council-approved reduction to proposed development charge rates, which resulted in a 28 per cent reduction to residential DC rates and a 32 per cent reduction to non-residential DC rates. Staff brought forward this reduction recognizing that increased DC rates could create pressure on development and affect the City's ability to meet housing targets.

Council has also approved housing-related Community Improvement Plan tools, including DC grant programs and other temporary incentives intended to support purpose-built rental, ownership housing, missing middle housing, accessible design and other housing-related outcomes. These tools were designed to be targeted, temporary and controlled.

The resolution before Council recognizes these existing actions and requests that the City's DCRP application be evaluated with fair consideration for previous municipal decisions that have already reduced DC rates or otherwise supported housing creation. This is important because, under the current program design, the City's previous 28 per cent residential DC reduction cannot be applied toward the 30 to 50 per cent reduction threshold because reductions are measured against rates in effect as of March 30, 2026.

The proposed resolution also requests flexibility regarding the required municipal contribution. As noted in FIN-06-26, if DCRP funding is insufficient to fully offset the required DC relief, the City may be required to fund the difference from tax-supported sources. Staff identified this as a concern because the program requires the DC reduction to be maintained for the full three-year period and does not appear to include a municipal exposure cap.

This approach allows the City to submit an application in accordance with Council direction, while clearly identifying the City's concerns and requesting flexibility from senior levels of government to recognize local context, previous action and the need for financially sustainable implementation.

### **Key Dates and Milestones**

- **June 1, 2024:** The City's updated Development Charges By-law came into effect, including Council-approved reductions to proposed residential and non-residential DC rates.
- **Fall 2025 to Spring 2026:** Council reviewed options to support housing creation through development-related financial incentives and other housing initiatives.
- **March 30, 2026:** The federal and provincial governments signed the Canada-Ontario Partnership to Build agreement.
- **June 1, 2026:** The Province released details of the Development Charge Reduction Program.
- **June 8, 2026:** Committee of the Whole considered FIN-06-26.
- **June 15, 2026:** Special Council meeting to confirm direction and consider the accompanying resolution.
- **June 19, 2026:** DCRP application deadline.

### **Financial Implications**

As outlined in FIN-06-26, the current DCRP design may create financial exposure for the City if the required DC reduction exceeds the amount of funding ultimately approved through the program. The program requires municipalities to maintain residential DC reductions for three years and does not appear to include a mechanism to cap municipal exposure. Any unfunded shortfall may create pressure on tax-supported funding sources.

The proposed resolution seeks to mitigate this risk by requesting that previous Council-approved DC reductions and housing-related incentives be recognized, and that the City's 10 per cent contribution be eliminated or funded from non-tax-supported sources, including Housing Accelerator Fund funding and development charges where eligible.

### **Conclusion**

The City supports the objectives of the Canada-Ontario Partnership to Build and recognizes the importance of senior government investment in housing-enabling infrastructure. At the same time, the current DCRP design presents financial and implementation concerns for the City.

The proposed resolution provides a balanced path forward. It allows the City to submit an application in accordance with Council direction, while clearly communicating Burlington's

position that municipalities should receive fair consideration for previous housing-supportive actions and should not be placed in a position where participation in a senior government infrastructure program results in uncapped tax-supported exposure.

**Memo Details**

**Author:**

Curt Benson  
Chief Administrative Officer

**Attachments:**

A. Appendix A CAO-02-26 Resolution for Council Consideration Following Report FIN-26-26 on Development Charge Reduction Program

**Memo Approval:**

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.

Appendix A: CAO-02-26 Resolution for Council Consideration Following Report FIN-26-26 on Development Charge Reduction Program

**WHEREAS** on March 30, 2026, the federal and provincial government signed the Canada-Ontario Partnership to Build agreement to support the shared goals of building more homes faster, making housing more affordable and accelerating key infrastructure projects to protect jobs and help communities grow, and the agreement included \$8.8 billion in federal and provincial funding over 10 years to support housing-enabling infrastructure investments for municipalities;

**WHEREAS** on June 1, 2026, the Province released information on the Development Charge Reduction Program, including details on the application process, eligibility and assessment criteria and funding requirements;

**WHEREAS** municipalities had limited opportunity to provide input on the program design prior to its release, despite the commitment of up to \$8.8 billion for housing-enabling infrastructure representing a significant investment in municipal infrastructure and housing priorities;

**WHEREAS** eligible projects must primarily enable the construction of new housing units, accelerate the delivery and implementation of shovel-ready infrastructure projects in the municipality's DC background study and capital plan, begin construction by July 31, 2030, and be complete by October 31, 2035;

**WHEREAS** applications will also be assessed based on the percentage of committed DC rate reduction, the number of housing units projected to be built as a result of the proposed DC relief, and the municipality's financial contribution, with at least 10 per cent of eligible project costs to be funded by the municipality;

**WHEREAS** the City supports the objectives of the Canada-Ontario Partnership to Build and recognizes the importance of senior government investment in housing-enabling infrastructure;

**WHEREAS** the City has already taken significant Council-approved actions to reduce its DC rates, which are among the lowest in Halton Region and low compared to other GTHA municipalities, and has also used other municipal and planning tools, including the City of Burlington Housing Community Improvement Plan, to support housing supply, affordability and complete communities;

**WHEREAS** the current DCRP design, including the requirement for an across-the-board 30 per cent to 50 per cent residential DC reduction, the minimum municipal contribution requirement, the March 30, 2026 measurement date and the absence of a mechanism to cap municipal exposure, presents significant municipal financial exposure;

**WHEREAS** in addition to the risk that the program could result in a subsidy from City taxes, there does not appear to be consideration given to early and creative actions

already enacted by municipalities to support the creation of new housing while also meeting specific housing targets and goals to deliver complete communities;

**WHEREAS** a number of Council-approved actions have been implemented that support the creation of housing and do not impact the tax base, including:

- a staff-driven initiative to reduce the proposed DC rates to mitigate the proposed increase in the DC Background Study that has been in effect since June 2024, resulting in residential DC rates being reduced by 28 per cent and non-residential DC rates being reduced by 32 per cent;
- development of the City's first Affordable Rental Housing Community Improvement Plan, including 10 programs in 2025;
- amendments to the Affordable Rental Housing Community Improvement Plan in May 2026 to broaden the scope of the CIP and develop a suite of new temporary programs in the now named City of Burlington Housing Community Improvement Plan, approved in May 2026 and currently within the appeal period, including DC grant programs to incentivize purpose-built rental units and ownership units with criteria related to built form, bedroom numbers and unit size, including within mid-rise and tall buildings, as well as other temporary programs including a Missing Middle Municipal Fee Waiver, Tax Increment Equivalent Grants and Accessible Design Grant;
- modernized Official Plan policies and associated Residential Zoning By-law to support the creation of new residential units; and
- completion of all Housing Accelerator Fund Action Plan items;

**WHEREAS** in considering the DCRP, staff also note that Council recently reviewed options to support housing through development-related financial incentives, and through that work, broad DC reductions were identified as presenting financial and implementation risks, including reduced flexibility in future DC by-law updates, limitations in targeting specific housing policy objectives and pressure on tax-supported funding sources;

**WHEREAS** Council ultimately approved amendments to the City's housing-related Community Improvement Plan as a more targeted, temporary and controlled approach to supporting housing while protecting existing taxpayers;

**THEREFORE BE IT RESOLVED THAT** staff submit a list of projects and apply to the Development Charge Reduction Program on the basis that, through the application, the City requests to receive credit for:

1. the significant development charge reductions for new residential units, being 28 per cent, already made and in effect;

2. the development charge exemptions available for a broad range of housing through the amended Community Improvement Plan; and
3. the City's 10 per cent portion being eliminated or funded from non-tax-supported sources, including Housing Accelerator Fund funding and development charges;

**THEREFORE BE IT FURTHER RESOLVED THAT** the CAO provide an accompanying letter to the City of Burlington's application under the DCRP detailing these considerations and requesting that the Ministry of Municipal Affairs and Housing and Housing, Infrastructure and Communities Canada evaluate program applications with fair consideration for previous municipal actions to reduce DCs and provide flexibility in working with municipalities to ensure successful program implementation;

**THEREFORE BE IT FURTHER RESOLVED THAT** a copy of this motion be shared with the Premier, the Minister of Municipal Affairs and Housing, the Minister of Finance, Halton Regional Council, all Ontario municipalities, the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.



June 9, 2026

From:  
**West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

To:  
**Mayor Marianne Meed Ward and  
Members of Council**  
City of Burlington  
426 Brant Street  
Burlington, ON L7R 3Z6

**[WE HBA: Support Burlington Application to the Development Charges Reduction Program](#)**

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Dear Mayor Meed Ward and Members of Council,

On behalf of the West End Home Builders' Association (WE HBA), we are writing to encourage the City of Burlington to move swiftly in pursuing an application to the newly announced Development Charges Reduction Program (DCRP), introduced by the provincial and federal governments, prior to the June 19, 2026 deadline.

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing, and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents approximately 300 member companies across all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages<sup>1</sup>.

The DCRP presents a significant opportunity for municipalities to secure substantial provincial and federal funding support for housing-enabling infrastructure while further advancing housing affordability and economic growth. Under the program, municipalities may receive funding covering up to 90 percent of eligible infrastructure costs associated with roads, water, wastewater, and transit infrastructure, provided municipalities commit to reducing development charges by 30 to 50 percent or more over a three-year period.

We would first like to recognize and commend Burlington Council for the important steps already taken to support housing development and investment in the city. Burlington has demonstrated leadership through recent development charge freezes and reductions, as well as broader efforts to improve housing supply and planning certainty. These measures have sent a positive signal to the housing industry and investment community during an exceptionally challenging economic environment for new residential construction.

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<sup>1</sup> CHBA Economic Impacts 2024 Fact Sheet, Hamilton CMA.



At a time when housing construction activity has slowed across Ontario, financing conditions remain challenging, and municipalities are increasingly competing to attract private sector investment, Burlington has an important opportunity to strengthen its competitive position by securing significant housing-enabling infrastructure funding while further reducing development charges through the DRRP. Municipalities that reduce development charges by 30 to 50 percent or more will be eligible for funding to cover up to 90% of infrastructure project costs. Municipalities that move quickly to participate in the program will be better positioned to attract new housing investment, advance critical infrastructure projects, and support long-term economic growth and housing supply.

The DCRP represents a rare opportunity to secure transformative infrastructure investment while helping improve project viability and accelerating much-needed housing supply. Programs of this scale have the potential to strengthen long-term economic competitiveness, support local jobs, and ensure municipalities can continue to grow sustainably while maintaining critical infrastructure investments.

We note that the Province has established a compressed timeline for municipalities to prepare and submit applications. Nonetheless, the significance of this opportunity warrants urgent consideration and collaboration between Council and staff to ensure Burlington is positioned to submit a strong and competitive application.

The West End Home Builders' Association and our members stand ready to support the City in any way that may assist in advancing a successful application, including providing industry insight, market context, housing pipeline information, and stakeholder support.

Burlington has already demonstrated leadership through its recent actions to support housing supply and affordability. We encourage Council to continue building on that momentum by pursuing this important funding opportunity and ensuring the city remains competitive for future housing investment and infrastructure funding.

We respectfully urge Council and staff to move quickly to ensure Burlington submits a strong application to the Development Charges Reduction Program prior to the June 19 deadline.

Sincerely,

**Mike Collins-Williams, MCIP, RPP**  
Chief Executive Officer  
West End Home Builders' Association



June 12, 2026

Mayor Marianne Meed Ward and Members of Council  
c/o City Clerk  
City of Burlington  
426 Brant St.  
Burlington, ON  
L7R 3Z6

**Re: BILD Support for the Federal-Ontario Development Charge Reduction Program**

***Item #9.1 - Information on the new Development Charge Reduction Program***

Special Council Meeting  
June 15, 2026

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**Dear Mayor Meed Ward and Members of Council,**

On behalf of the Building Industry and Land Development Association, we are writing to encourage the City of Burlington to apply for the Federal-Ontario Development Charge Reduction Program and take advantage of this opportunity to support the delivery of new housing in your community.

We recognize that many regions and municipalities across Ontario are working hard to address housing affordability and meet growing housing demand. BILD acknowledges the leadership the City of Burlington has already demonstrated in reducing Development Charge increases through the 2024 Development Charges Review, as well as the recently adopted Housing CIP utilizing HAF funding, all of which support the advancement of housing supply. Building on this strong foundation, participation in the Federal/Provincial Development Charge Program represents a meaningful opportunity for the City of Burlington to further reinforce its leadership by leveraging available senior government funding to continue supporting housing delivery while helping offset the financial impacts associated with Development Charge reductions.

Consistent with BILD's position across the GTA, we are recommending that Council participate in the program by submitting an application by the June 19 deadline. The industry, local municipalities, and regions have collectively advocated to senior levels of government for meaningful infrastructure funding support for many years, and this program represents a historic opportunity to advance housing delivery while helping offset the financial impacts associated with Development Charge reductions. It is an opportunity that should be strongly considered.

BILD has had the opportunity to meet with City staff over the past two weeks, and we appreciate their openness and willingness to provide the necessary context to Council as the City considers a path forward. As has always been the case, success is best achieved when industry and local government work collaboratively toward shared housing and infrastructure objectives.

Should the City require any further information, industry perspectives, or technical input as part of its review of the program, BILD would be pleased to assist where we can. We believe that continued cooperation between regions, municipalities and the development industry will be essential the delivery of new housing that Ontarians can afford.

Thank you for your consideration of this very important opportunity. We appreciate the leadership of municipal and regional councils in addressing housing challenges and look forward to working together to help deliver the homes that Ontario families need.

Sincerely,



Victoria Mortelliti, MCIP, RPP.  
Director, Policy & Advocacy

Cc: Danielle Binder, Vice-President of Policy & Advocacy, BILD  
([dbinder@bildgta.ca](mailto:dbinder@bildgta.ca))

Curt Benson, CAO  
Steve Robichaud, Commissioner, Development & Growth Management

The Corporation of the City of Burlington

City of Burlington By-law 35-2026

A by-law to confirm the proceedings of the meeting of Special Council of the Corporation of the City of Burlington held on Monday, June 15, 2026

Whereas according to Section 5 of the *Municipal Act*, 2001, c. 25 as it may be amended from time to time, the powers of The Corporation of the City of Burlington are to be exercised by the Council of The Corporation of the City of Burlington and municipal powers are to be exercised by by-law; and

Whereas it is deemed expedient that the actions of the Council of The Corporation of the City of Burlington be confirmed and adopted by by-law;

Now therefore the Special Council of the Corporation of the City of Burlington hereby enacts as follows:

1. The actions of the Council of The Corporation of the City of Burlington in respect of:
  - (a) each recommendation in the report of the Committees;
  - (b) Each motion, resolution and other action passed and taken by the Council of The Corporation of the City of Burlington at this meeting are hereby adopted and confirmed as if same were expressly included in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Burlington are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Burlington referred to in Section 1.

By-law number 35-2026

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3. The Mayor, or in the absence of the Mayor, the Deputy Mayor, and the Clerk, or in the absence of the Clerk, the Deputy Clerk,
  - a) are authorized and directed to execute all documents necessary to the action taken by Council as described in Section 1, and
  - b) Are authorized and directed to affix the seal of The Corporation of the City of Burlington to all such documents referred to in Section 1.
4. This by-law comes into force on the day upon which is enacted by the Council of the Corporation of the City of Burlington.

Enacted and passed this 15<sup>th</sup> day of June, 2026.

Mayor Marianne Meed Ward \_\_\_\_\_

City Clerk Mike de Rond \_\_\_\_\_